

MEMORANDUM

JUNE 20, 1984

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH STATION URBAN RENEWAL PROJECT  
CERTIFICATE OF COMPLETION FOR ONE FINANCIAL CENTER

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The redeveloper has now completed the improvements required by the terms of the Land Disposition Agreement for One Financial Center, with the exception of relatively minor items of landscaping and punchlist items listed in the proposed Escrow Agreement, which have a total value of approximately \$75,000 out of a total project cost of \$119,000,000. The redeveloper has requested the Authority to issue a Certificate of Completion and has delivered an Escrow Agreement and a check for \$75,000 to be held in escrow by the Authority pending the completion of the required work. The Authority staff has visited the project twice within the last two weeks to inspect the improvements and verify the status and value of the incomplete work for which funds have been placed in escrow.

On August 3, 1981, the Authority approved the contract working drawings and specifications for a forty-five story office tower at Dewey Square on South Station Parcel C-5. The site was conveyed to the redeveloper, Bostrose Associates, L.P. on September 3, 1981. Change Order #1 to the contract working drawings and specifications deleted the improvements in the area designated as "CP" from the approved drawings and provided for the submission by the redeveloper and approval by the Authority of substitute plans for area "CP". The redeveloper has proposed plans for said area "CP" and the Authority staff has reviewed and approved them.

The LDA requires that before the Certificate of Completion is issued, the redeveloper convey to the Authority or the City an easement of a portion of the project site for the widening of Essex Street from Atlantic Avenue to South Street. The redeveloper has delivered to the Authority the required form of deed of easement acceptable to the Authority staff.

An appropriate vote follows:

VOTED: That the Boston Redevelopment Authority hereby approves the design proposal for the area designated as "CP" as shown on a plan entitled "Paving Layout Along South Street and Expressway Ramp" dated May 21, 1984, revised June 11, 1984 by Jung/Brannen Associates, Inc. pursuant to the terms of Change Order #1 to the Land Disposition Agreement with Rose Associates and Bostrose Associates, L.P. and the contract working drawings and specifications; and

FURTHER

VOTED: That the Director be, and hereby is, authorized to accept the Easement of Parcel A as defined in the LDA for the widening of Essex Street and to execute and deliver on behalf of the Authority the Escrow Agreement and Certificate of Completion for the project called One Financial Center.

EXHIBIT "A"

Dewey Square Office Building improvements not completed as of June 20, 1984 for purposes of establishing the BRA Completion Escrow.

Exterior Landscaping

|    |                                                                          |          |
|----|--------------------------------------------------------------------------|----------|
| 9  | Silver Lindens on Atlantic Avenue                                        | \$ 6,800 |
| 4  | Greenspire Lindens on South Street                                       | \$ 3,000 |
| 4  | Shadblow Serviceberry in Planters 2 and 4                                | \$ 4,200 |
| 16 | Silver Lindens in Essex Street<br>(including tree grates and irrigation) | \$21,100 |

Interior Landscaping

|                                             |          |
|---------------------------------------------|----------|
| Remaining planting in planters at balconies | \$ 5,000 |
|---------------------------------------------|----------|

Exterior Paving

|                                                                              |          |
|------------------------------------------------------------------------------|----------|
| Brick paving at Bosque tree area and<br>extension of DPW Ramp decking        | \$ 5,000 |
| Granite cladding of planter at DPW Ramp deck                                 | \$ 2,000 |
| Remaining brick paving at sidewalk at South<br>Street and along the DPW Ramp | \$ 5,000 |

Interior Finishes

|                                          |          |
|------------------------------------------|----------|
| Complete erection of sculpture in Atrium | \$15,000 |
| Complete finishes of telephone closet    | \$ 1,400 |
| Punch List finish details                | \$ 5,000 |

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|       |          |
|-------|----------|
| Total | \$73,500 |
|-------|----------|



## EASEMENT

ROSE ASSOCIATES, a New York partnership with offices at 99 High Street, Boston, Massachusetts, the owner in fee of Easement Areas "a" and "b" as shown on the Plan (defined below), and DEWEY SQUARE TOWER ASSOCIATES, a Massachusetts partnership with offices at 99 High Street, Boston, Massachusetts, the owner in fee of Easement Areas "m" and "n" as shown on the Plan, (collectively, the "Grantors") for non-monetary consideration and to comply with the requirements of a certain Amended and Restated Land Disposition Agreement among Rose Associates, Bostrose Associates, L.P. and the Grantee dated May 3, 1982 and recorded in the Suffolk Registry of Deeds in Book 9948, Page 415, hereby grant, subject to the reservations set forth below, WITH QUITCLAIM COVENANTS, to the BOSTON REDEVELOPMENT AUTHORITY, a public body politic and corporate, organized and existing pursuant to Massachusetts General Law Chapter 121B, (the "Grantee"), (1) a non-exclusive easement in perpetuity for construction, maintenance and use as a public way, including utilities ordinarily located within a public way, to a depth of eight feet below surface grade, which surface grade is 20.0<sup>±</sup> on Boston City Base, in Easement Areas "a" and "n" as shown on the Plan and (2) an easement for a public sidewalk over Easement Areas "b" and "m" as shown on the Plan (collectively the "Granted Premises"), all as shown on a plan entitled "Plan of Land in Boston, Mass. dated April 27, 1982, by Boston Survey Consultants, recorded with said Deeds in Book 9946,

Page End (the "Plan").

The easement herein granted is subject to the reservation that until such time as the Granted Premises are dedicated as a public street and sidewalk respectively by the City of Boston without limitations which would adversely affect the ability of the Grantors, their successors, assigns, guests and invitees to have access to the buildings constructed on Lots 1 and 4 as shown on the Plan, the Grantors reserve to themselves, their successors and assigns, the right and easement as appurtenant to said Lots 1 and 4 to pass and repass by vehicles and on foot over the surface of the Granted Premises, and to otherwise use the Granted Premises for all purposes for which public ways and sidewalks are used in the City of Boston.

For title see (1) deeds of John K. Dineen to Rose Associates dated March 3, 1982 and May 5, 1982 and recorded with said Deeds in Book 9918, Page 252 and Book 9948, Page 454, respectively, and (2) deed of Bostrose Associates, L.P. to Dewey Square Tower Associates dated May 7, 1982 and recorded with Deeds in Book 9949, Page 396.

Rose Associates, as Lessor, and Dewey Square Tower Associates, as Lessee, under a certain Lease of Lot 1 as shown on the Plan dated May 7, 1982 and recorded in Book 9949, Page 400, hereby subordinate their interests in said Lease to the grant of easement herein contained.



IN WITNESS WHEREOF, Rose Associates and Dewey Square Tower Associates have caused these presents to be executed in their respective names and behalves this \_\_\_\_ day of June, 1984.

ROSE ASSOCIATES

By: \_\_\_\_\_  
Daniel Rose, General Partner

DEWEY SQUARE TOWER ASSOCIATES

By: Bostrose Associates, L.P.,  
General Partner

By: \_\_\_\_\_  
Daniel Rose, General Partner

STATE OF

COUNTY OF

Then personally appeared Daniel Rose, General Partner of Bostrose Associates, L.P., a General Partner of Dewey Square Tower Associates, and acknowledged the foregoing instrument to be his free act and deed as such General Partner and the free act and deed of said partnership, before me,

\_\_\_\_\_  
Notary Public

My Commission Expires:

